

3 Proposal

- 3.1 The application seeks a change of use to provide an MOT testing station within the existing Vehicle Maintenance Building. There would be no external alterations and internally one of the existing bays would be fitted out with a 'rolling road' test bay.
- 3.2 The intention is to have the ability to MOT the Council's own vehicles as necessary and to also provide an independent service for the public. Currently the Vehicle Maintenance Building undertakes up to 520 taxi licensing tests per year but is unable to offer the MOT to owners/drivers. The proposal would enable a combined MOT and taxi test as well as MOT's for the general public. Visitors for an MOT test would use the main car park off Penner Road and report to the Main Depot Building reception. The mechanic would collect the vehicle and drive it into the workshop for testing.
- 3.3 Initially there would be no additional staff required and it is likely that only minor repair works would be offered as an associated service (eg wiper blade or light bulb replacement). Should any major repair works be needed that would take labour time, then that would have to be done elsewhere.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

Comments awaited

Development Engineer

No adverse comments

Traffic Management

No adverse comments

Economic Development

Support this application

Environmental Health Manager

Depot been running for many years without complaint; do not anticipate a noise issue; no alteration to risk profile for site; no adverse comments

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon amenity
- (iii) Environmental impact
- (iv) Highway Implications

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site lies within a recognised industrial area and the proposed change of use of the bay within the existing Vehicle Maintenance Building for an MOT station would be compatible with the existing use of the site and the character of the surrounding area. The application would help to secure and diversify the existing business and employment at the site in accordance with policy CS2 of the Core Strategy.

7.3 Permission was previously granted for an identical application for an MOT testing bay in 2010 (APP/10/00582 refers) but it was never implemented and has therefore lapsed.

(ii) Impact upon amenity

7.4 There are no residential properties near to the site. Whilst the Vehicle Maintenance Building is used for fairly extensive hours with occasional 24 hour use when emergency repairs are required, the proposed MOT testing would take place during more traditional hours. The applicant has advised that MOT's would occur between 8am to 6pm Monday to Fridays and 8am to 2pm on Saturdays. However in view of the self-contained nature of the premises the subject of the application it is not considered that it is necessary to restrict the hours by condition, as more expansive hours would not have a demonstrably harmful impact upon any neighbouring occupiers.

(iii) Environmental impact

7.5 Whilst the wider Depot site lies adjacent to some important environmental constraints, the proposal is for works to be undertaken within an existing building that does not directly adjoin those designated landscapes and no external changes are proposed. Therefore it is not considered that the change of use will have any adverse impact on the adjacent

SAC, SINC, SSSI or SPA designations.

(iv) Highway Implications

- 7.6 There is no additional car parking provision proposed on site specifically for the MOT testing. The existing parking area to the front of the Main Depot reception will be utilised and the cars will be collected and driven into the Vehicle Maintenance Building. This is how the licensing of the taxis takes place and initially it is anticipated that the customer base will largely be the taxis in combined trips. In overall terms the increase in traffic generation for the area arising from this modest proposal would be insignificant, and the Council's Development Engineer has raised no concerns regarding the proposal.

8 Conclusion

- 8.1 It is concluded that the proposed MOT station within the existing Vehicle Maintenance Building is an appropriate use to the character and function of the Southmoor Depot and surrounding industrial area. There would be no adverse impacts arising from the proposal and therefore it is recommended that conditional Planning Permission be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00320 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Southmoor Depot Location Plan annotated Appendix 3
1:1250 Location Plan
Site Plan annotated Appendix 2
Proposed MOT Test Bay drawing no:r100316/A (1:1:3)

Reason: - To ensure provision of a satisfactory development.

Appendices

(A) Location Plan

(B) Site Plan